

## Evaluasi Perencanaan Konsep Transit Oriented Development (TOD) pada Kawasan Stasiun Blok M MRT = Evaluation on the Transit Oriented Development (TOD) Planning Concept at Blok M MRT Station Area

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### Abstrak

Urbanisasi yang pesat di Jakarta telah berkontribusi pada perlunya kebijakan transportasi berkelanjutan yang diharapkan dapat mengatasi kemacetan lalu lintas; dengan mengurangi jumlah kendaraan pribadi, pengguna didorong untuk beralih dari menggunakan kendaraan pribadi ke transportasi umum. Untuk mengurangi masalah kapasitas jalan, Jakarta menggalakkan angkutan umum massal dan memperkenalkan konsep Transit Oriented Development di sekitar stasiunstasiun angkutan umum tersebut, dengan penekanan pada kepadatan penduduk yang tinggi dan kawasan multifungsi dalam rangka mendorong mobilitas berkelanjutan yang mendukung integrasi dalam kota. Mass Rapid Transit merupakan salah satu moda transportasi terbaru dan tercanggih di Jakarta dengan tujuan pemerintah menjadi pelopor penggunaan transportasi umum massal di seluruh tanah air. Beberapa area stasiun dibangun di sepanjang koridor MRT dengan Stasiun Blok M sebagai salah satu yang terbesar dan tersibuk karena terletak di area utama kota dengan transportasi umum lainnya seperti Transjakarta, RoyalTrans, dan JakLingko, hanya berjalan kaki dari stasiun. Penelitian ini menganalisis keterpaduan antara moda transportasi dan ruang rekreasi di sekitar kawasan, serta rencana konsep yang akan diterapkan pada Taman Martha Tiahahu dan Simpang Mahakam. Bersamaan dengan panduan desain kota dan panduan pemerintah Jakarta tentang kota, kuesioner juga disebarakan secara online untuk memahami kebiasaan penumpang transit serta kenyamanan dan aksesibilitas pengguna. Hasil analisis menunjukkan bahwa integrasi antara moda dan kawasan rekreasi dinilai cukup memadai dengan beberapa perbaikan, Taman Martha Tiahahu dan Plaza Transit Mahakam diharapkan dapat mendukung integrasi dan TOD di kawasan tersebut. Survei menunjukkan bahwa sebagian besar masyarakat cukup puas dengan kondisi eksisting Blok M namun lebih memilih perbaikan fasilitas umum.

.....Rapid urbanization in Jakarta has contributed to the need for sustainable transportation policies which hoped would eradicate traffic congestion; by reducing the number of private vehicles, users are encouraged to switch from using their privately owned vehicles to public transportations. To reduce road capacity problem, Jakarta promoted mass public transportation and introduced Transit Oriented Development concept around those public transportation stations, with the emphasis on high population density and multifunctional area in order to promote sustainable mobility that supports integration in the city. Mass Rapid Transit is one of the newest and most advance modes of transportation in Jakarta with the government aiming for it to become the pioneer of mass public transportation uses around the country. Several stations area built along the MRT corridor with Blok M Station as one of its largest and busiest as it is located in the prime area of the city with other public transportations such as Transjakarta, RoyalTrans, and JakLingko, just a walking distance from the station. This study analyzes the integration between modes of transportation and recreational spaces around the area, as well as the concept plan that would be implemented to Taman Martha Tiahahu and Simpang Mahakam. Alongside the city design guide and governmental guide of Jakarta regarding the city, a questionnaire was also spread online to understand transit ridership habit as well as

user's comfortability and accessibility. The result of the analysis shows that the integration between modes and recreational area are considered to be adequate enough with some improvements, Taman Martha Tiahahu and Plaza Transit Mahakam hoped to be able to support integration and TOD in the area. Survey shows that the majority of people as satisfied enough with the existing condition of Blok M but would prefer an improvement on the public facility.</p>